

BOARD OF ZONING APPEALS AGENDA
APRIL 27, 2004

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 27, 2004, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. CARLOS CABALLERO, VC 2003-LE-187 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 7.0 ft. in height to remain in side and rear yard, accessory structures 0.0 ft. from rear lot line, and minimum rear yard coverage greater than 30 percent. Located at 6435 Franconia Rd. on approx. 18,839 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 81-3 ((12)) 1. (Decision deferred from 2/24/04 and 3/23/04)
- 9:00 A.M. MARK W. KLOSTERMEYER, VC 2004-PR-023 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a carport 25.4 ft. with eave 22.9 ft. from front lot line of a corner lot. Located at 3446 Surrey La. on approx. 10,890 sq. ft. of land zoned R-3. Providence District. Tax Map 60-1 ((2)) 83.
- 9:00 A.M. DAWN HARTOP AND JULIAN P. GABOUREL, VC 2004-LE-021 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 16.5 ft. from rear lot line. Located at 3402 Austin Ct. on approx. 9,225 sq. ft. of land zoned R-4. Lee District. Tax Map 92-2 ((24)) 66.
- 9:00 A.M. LAWRENCE E. PHILLIPS, VC 2004-SP-022 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.0 ft. from rear lot line. Located at 8396 Crosslake Dr. on approx. 10,826 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-3 ((13)) 56.
- 9:00 A.M. MANUEL DE JESUS RODRIGUEZ, SP 2003-LE-041 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirement based on error in building location to permit accessory structure to remain 2.8 ft. with eave 2.7 ft. from side lot line and 2.8 ft. with eave 1.8 ft. from rear lot line. Located at 7426 Northrop Rd. on approx. 8,800 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (3) 13. (Concurrent with VC 2003-LE-165). (Admin. moved from 1/20/04 and 3/9/04 for notices.)
- 9:00 A.M. MANUEL DE JESUS RODRIGUEZ, VC 2003-LE-165 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 23.8 ft. with eave 22.3 ft from front lot line and 8.3 ft. with eave 6.8 ft. from side lot line. Located at 7426 Northrop Rd. on approx. 8,800 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 92-4 ((3)) (3) 13. (Concurrent with SP 2003-LE-041). (Admin. moved from 1/20/04 and 3/9/04 for notices.)

- 9:00 A.M. SANT NIRANKARI MISSION, SP 2003-SU-045 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 4501 Pleasant Valley Road on approx. 4.10 ac. of land zoned R-C and WS. Sully District. Tax Map 33-4 ((1)) 10. (Admin. moved from 2/3/04, 3/2/04, 3/9/04 and 4/6/04 at appl. req.)
- 9:30 A.M. GERALD E. AND SUSAN J. SIKORSKI, A 2003-SP-055 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have erected a free-standing accessory structure which exceeds seven feet in height located in the minimum required side yard in violation of Zoning Ordinance provisions. Located at 8255 Crestridge Rd. on approx. 5.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 95-4 ((8)) (2) 2A. (Admin. moved from 3/16/04 at appl req.)
- 9:30 A.M. ANASTASIOS AND ANNA GRYPEOS , A 2003-LE-053 Appl. under Sect(s). 18-301 of the Zoning Ordinance . Appeal of a determination that an accessory structure is located in the front yard and closer than a distance equal to the minimum required side yard to the side lot line of the property in violation of Zoning Ordinance provisions. Located at 3138 Clayborne Ave. on approx. 11,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (5) 16. (Admin. moved from 3/2/04, 3/30/04, and 4/20/04 at appl. req.)
- 9:30 A.M. ANASTASIOS AND ANNA GRYPEOS , A 2004-LE-005 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants use and own an accessory structure which is not located on the same lot as the principal use, in violation of Zoning Ordinance provisions. Located at 3138 Clayborne Ave. on approx. 11,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (5) 16.

JOHN DIGIULIAN, CHAIRMAN